

For Office Use Only:

File Number	_____	Application Fee	_____
Related File Number	_____	Conservation Authority Fee	_____
Pre-consultation Meeting	_____	Well & Septic Info Provided	_____
Application Submitted	_____	Planner	_____
Complete Application	_____	Public Notice Sign	_____

Check the type of planning application(s) you are submitting.

- Consent/Severance/Boundary Adjustment
- Surplus Farm Dwelling Severance and Zoning By-law Amendment
- Minor Variance
- Easement/Right-of-Way

Property Assessment Roll Number: _____ (PIN 50267-049427)

A. Applicant Information

Name of Owner FRANK / CARRIE STALTERI

It is the responsibility of the owner or applicant to notify the planner of any changes in ownership within 30 days of such a change.

Address 3 FUNDAY DRIVE

Town and Postal Code ANCASTER L9K0H5 ONT.

Phone Number 289 237 0412

Cell Number SAME

Email cmstalteri@sympatico.ca

Name of Applicant DARRYL HAN (CONSTRUCTION)

Address 1724 _____

Town and Postal Code NOEBRO

Phone Number 428-7350

Cell Number SAME

Email SWIFT

Name of Agent

SAME (DOROTHY HARRIS CONST)

Address

Town and Postal Code

Phone Number

Cell Number

Email

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence and notices in respect of this application will be forwarded to the owner and agent noted above.

Owner

Agent

Applicant

Names and addresses of any holder of any mortgages, charges or other encumbrances on the subject lands:

B. Location, Legal Description and Property Information

1. Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):

Municipal Civic Address: 49 CEDAR DAVE TURKEY POINT

Present Official Plan Designation(s): _____

Present Zoning: RR

2. Is there a special provision or site specific zone on the subject lands?

Yes No If yes, please specify:

3. Present use of the subject lands:

60+ YEARS OLD SEASONAL COTTAGE
RESORT RESIDENTIAL.

4. Please describe **all existing** buildings or structures on the subject lands and whether they are to be retained, demolished or removed. If retaining the buildings or structures, please describe the type of buildings or structures, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

EXISTING COTTAGE (129 sq m)
EXISTING STORAGE SHED 3m x 3.5m } REMOVAL
25% COVERAGE

5. If an addition to an existing building is being proposed, please explain what it will be used for (for example a bedroom, kitchen, or bathroom). If new fixtures are proposed, please describe.

6. Please describe **all proposed** buildings or structures/additions on the subject lands. Describe the type of buildings or structures/additions, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

REPLACE EXISTING COTTAGE SAME FOOTPRINT
25% COVERAGE (129 sq m)

7. Are any existing buildings on the subject lands designated under the *Ontario Heritage Act* as being architecturally and/or historically significant? Yes No
If yes, identify and provide details of the building:

8. If known, the length of time the existing uses have continued on the subject lands:

60+ YEARS

9. Existing use of abutting properties:

ALL ABUTTING PROPERTIES RR ZONE SEASONAL RESIDENCE

10. Are there any easements or restrictive covenants affecting the subject lands?

Yes No If yes, describe the easement or restrictive covenant and its effect:

C. Purpose of Development Application

Note: Please complete all that apply. Failure to complete this section will result in an incomplete application.

1. Site Information (Please refer to Zoning By-law to confirm permitted dimensions)

	Existing	Permitted	Provision	Proposed	Deficiency
Lot frontage	12.268 _M	15%		12.268 _M	
Lot depth	42 _M			42 _M	
Lot width	12.268 _M			12.268 _M	
Lot area	518 _M			518 _M	
Lot coverage	25%	15%		25%	
Front yard	0 _M			3 _M	3 _M
Rear yard	20 _M			SAME 20 _M	
Height	4.5 _M			8.5 _M	
Left Interior side yard	1.3 _M	1.3 _M		1.3 _M	
Right Interior side yard	4 _M	3 _M		3 _M	
Exterior side yard (corner lot)	—			—	
Parking Spaces (number)	3			3	
Aisle width	4 _M			3 _M	
Stall size	3 ^M x 6 ^M			3 ^M x 6 ^M	
Loading Spaces	NA				
Other	NA				

2. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law:

ORIGINAL SITE PLAN DESIGN WITH ROAD ALLOWANCE AND NON COMPLIANCE OF EXISTING OR POSSIBLY NON EXISTING SET BACK BYLAWS.

3. **Consent/Severance/Boundary Adjustment:** Description of land intended to be severed in metric units:

Frontage: NA.

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

Proposed final lot size (if boundary adjustment): _____

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: _____

Description of land intended to be retained in metric units:

Frontage: NA

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

Buildings on retained land: _____

4. **Easement/Right-of-Way:** Description of proposed right-of-way/easement in metric units:

Frontage: NA

Depth: _____

Width: _____
Area: _____
Proposed Use: _____

5. Surplus Farm Dwelling Severances Only: List all properties in Norfolk County, which are owned and farmed by the applicant and involved in the farm operation

Owners Name: NA
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: Yes No If yes, year dwelling built _____
Date of Land Purchase: _____

Owners Name: NA
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: Yes No If yes, year dwelling built _____
Date of Land Purchase: _____

Owners Name: NA
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: Yes No If yes, year dwelling built _____
Date of Land Purchase: _____

Owners Name: NA
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: Yes No If yes, year dwelling built _____
Date of Land Purchase: _____

Owners Name: NA
Roll Number: _____
Total Acreage: _____
Workable Acreage: _____
Existing Farm Type: (for example: corn, orchard, livestock) _____
Dwelling Present?: Yes No If yes, year dwelling built _____
Date of Land Purchase: _____

Note: If additional space is needed please attach a separate sheet.

D. All Applications: Previous Use of the Property

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? Yes No Unknown
If yes, specify the uses (for example: gas station, or petroleum storage):

2. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? Yes No Unknown

3. Provide the information you used to determine the answers to the above questions:

4. If you answered yes to any of the above questions in Section D, a previous use inventory showing all known former uses of the subject lands, or if appropriate, the adjacent lands, is needed. Is the previous use inventory attached? Yes No

E. All Applications: Provincial Policy

1. Is the requested amendment consistent with the provincial policy statements issued under subsection 3(1) of the *Planning Act, R.S.O. 1990, c. P. 13*? Yes No

If no, please explain:

2. It is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals, including the Endangered Species Act, 2007. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the provincial policy statement subsection 2.1.7? Yes No

If no, please explain:

3. Have the subject lands been screened to ensure that development or site alteration will not have any impact on source water protection? Yes No

If no, please explain:

UNDER L.P.C.A. GUIDELINES &
ST. COORDINATE PLANS

Note: If in an area of source water Wellhead Protection Area (WHPA) A, B or C please attach relevant information and approved mitigation measures from the Risk Manager Official.

4. All Applications: Are any of the following uses or features on the subject lands or within 500 metres of the subject lands, unless otherwise specified? Please check boxes, if applicable.

Livestock facility or stockyard (submit MDS Calculation with application)

On the subject lands or within 500 meters – distance _____

Wooded area

On the subject lands or within 500 meters – distance 500+

Municipal Landfill

On the subject lands or within 500 meters – distance _____

Sewage treatment plant or waste stabilization plant

On the subject lands or within 500 meters – distance _____

Provincially significant wetland (class 1, 2 or 3) or other environmental feature

On the subject lands or within 500 meters – distance _____

Floodplain

L.P.R.C.A. REGS.
 On the subject lands or within 500 meters – distance _____

Rehabilitated mine site

On the subject lands or within 500 meters – distance _____

Non-operating mine site within one kilometre

On the subject lands or within 500 meters – distance _____

Active mine site within one kilometre

On the subject lands or within 500 meters – distance _____

Industrial or commercial use (specify the use(s))

On the subject lands or within 500 meters – distance _____

Active railway line

On the subject lands or within 500 meters – distance _____

Seasonal wetness of lands

L.P.R.C.A.
 On the subject lands or within 500 meters – distance _____

Erosion

On the subject lands or within 500 meters – distance _____

Abandoned gas wells

On the subject lands or within 500 meters – distance _____

F. All Applications: Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- Municipal piped water Communal wells
 Individual wells Other (describe below)

PRIVATE WATER TREATMENT & PIPED.

Sewage Treatment

- Municipal sewers Communal system
 Septic tank and tile bed in good working order Other (describe below)

(NEW SYSTEM)

Storm Drainage

- Storm sewers Open ditches
 Other (describe below)

GRADE PLAN.
WILL BE SUBMITTED FOR BUILDING PERMIT

2. Existing or proposed access to subject lands:

- Municipal road Provincial highway
 Unopened road Other (describe below)

Name of road/street:

G. All Applications: Other Information

1. Does the application involve a local business? Yes No

If yes, how many people are employed on the subject lands?

2. Is there any other information that you think may be useful in the review of this application? If so, explain below or attach on a separate page.

EXISTING STRUCTURE BELOW REQUIRED 1768
EXISTING PROHIBITING SEPTIC NOT
TO BE GEO.

H. Supporting Material to be submitted by Applicant

In order for your application to be considered complete, folded hard copies (number of paper copies as directed by the planner) and an **electronic version (PDF) of the site plan drawings, additional plans, studies and reports** will be required, including but not limited to the following details:

1. Concept/Layout Plan
2. All measurements in metric
3. Existing and proposed easements and right of ways
4. Parking space totals – required and proposed
5. All dimensions of the subject lands
6. Dimensions and setbacks of all buildings and structures
7. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
8. Names of adjacent streets
9. Natural features, watercourses and trees

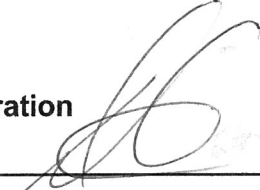
In addition, the following additional plans, studies and reports, including but not limited to, **may** also be required as part of the complete application submission:

- On-Site Sewage Disposal System Evaluation Form (to verify location and condition)
- Environmental Impact Study
- Geotechnical Study / Hydrogeological Review
- Minimum Distance Separation Schedule
- Record of Site Condition

Your development approval might also be dependent on Ministry of Environment Conservation and Parks, Ministry of Transportation or other relevant federal or provincial legislation, municipal by-laws or other agency approvals.

All final plans must include the owner's signature as well as the engineer's signature and seal.

K. Declaration

I,  of Norfolk

solemnly declare that:

all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of *The Canada Evidence Act*.

Declared before me at:



Owner/Applicant/Agent Signature

In Norfolk

This 15 day of Oct.

A.D., 2024

A Commissioner, etc.

I. Transfers, Easements and Postponement of Interest

The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner for the registration of postponements of any charges in favour of the County.

Permission to Enter Subject Lands

Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

Freedom of Information

For the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the *Planning Act, R.S.O. 1990, c. P. 13* for the purposes of processing this application.

[Signature] Oct 15 / 2024
Owner/Applicant/Agent Signature Date

J. Owner's Authorization

If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner must complete the authorization set out below.

I/We CARRIE / FRANK SMITH am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize DAVID HEW to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.

[Signature] Oct 15 / 2024
Owner Date

Owner Date

***Note: If property is owned by an Ontario Ltd. Corporation, Articles of Incorporation are required to be attached to the application.**

An additional fee will be required if a review by the Long Point Region Conservation Authority or by the Grand River Conservation Authority is deemed necessary by planning staff and/or by the Authority. A separate cheque payable to the Long Point Region Conservation Authority or the Grand River Conservation Authority is required in accordance with their fee schedule at the same time your application is submitted.

Additional studies required as part of the complete application shall be at the sole expense of the applicant. It should also be noted that in some instances peer reviews may be necessary to review particular studies and that the cost shall be at the expense of the applicant. The company to complete the peer review shall be selected by the County.

If the application is withdrawn prior to the circulation to commenting agencies, the entire original fee will be refunded. If withdrawn after the circulation to agencies, half the original fee will be refunded. No refund is available after the public meeting and/or approval of application.

Notification Sign Requirements

Planning Department staff will post a notification sign on your property in advance of the public meeting. Please keep this sign posted until you have received a notice in the mail indicating that no appeals were filed.

Contact Us

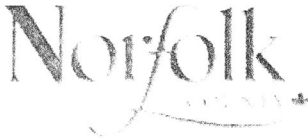
For additional information or assistance in completing this application, please contact a planner at 519-426-5870 or 519-875-4485 extension 1290 or planning@norfolkcounty.ca.

Please submit the completed application and fees to:

185 Robinson Street, Suite 200, Simcoe, ON N3Y 5L6

or

22 Albert Street, Langton, ON N0E 1G0



Permit Applicant Authorization

This form must be completed for all building permit applications where the applicant is the owner of the property.

A. Project Information

Class of Address

449 Cedar Drive

Municipality

NORFOLK COUNTY

Postal Code

N0L1W0

Unit number

Address

B. Property Owner(s)

Last name

Stalteri

First name

Frank

Corporation or partnership

Street address

3 Findlay Drive

Unit number

Municipality

Ancaster

Postal code

L9K0H5

Province

ON

E-mail

cmstalteri@sympatico.ca

Telephone number

289-237-0412

Cell number

Last name

Stalteri

First name

Carrie

Corporation or partnership

Street address

3 Findlay Drive

Unit number

Municipality

Ancaster

Postal code

L9K0H5

Province

ON

E-mail

cmstalteri@sympatico.ca

Telephone number

289-237-0412

Cell number

D. Declaration of Property Owner(s)

Frank Stalteri / Carrie Stalteri

, hereby

Name of Property Owner(s) (please print)

authorize and appoint the party stated in Section C of this form as my agent for the purposes of the submitted permit application. I understand that all communications and correspondence regarding this application shall be directed to the applicant

10-08-2024

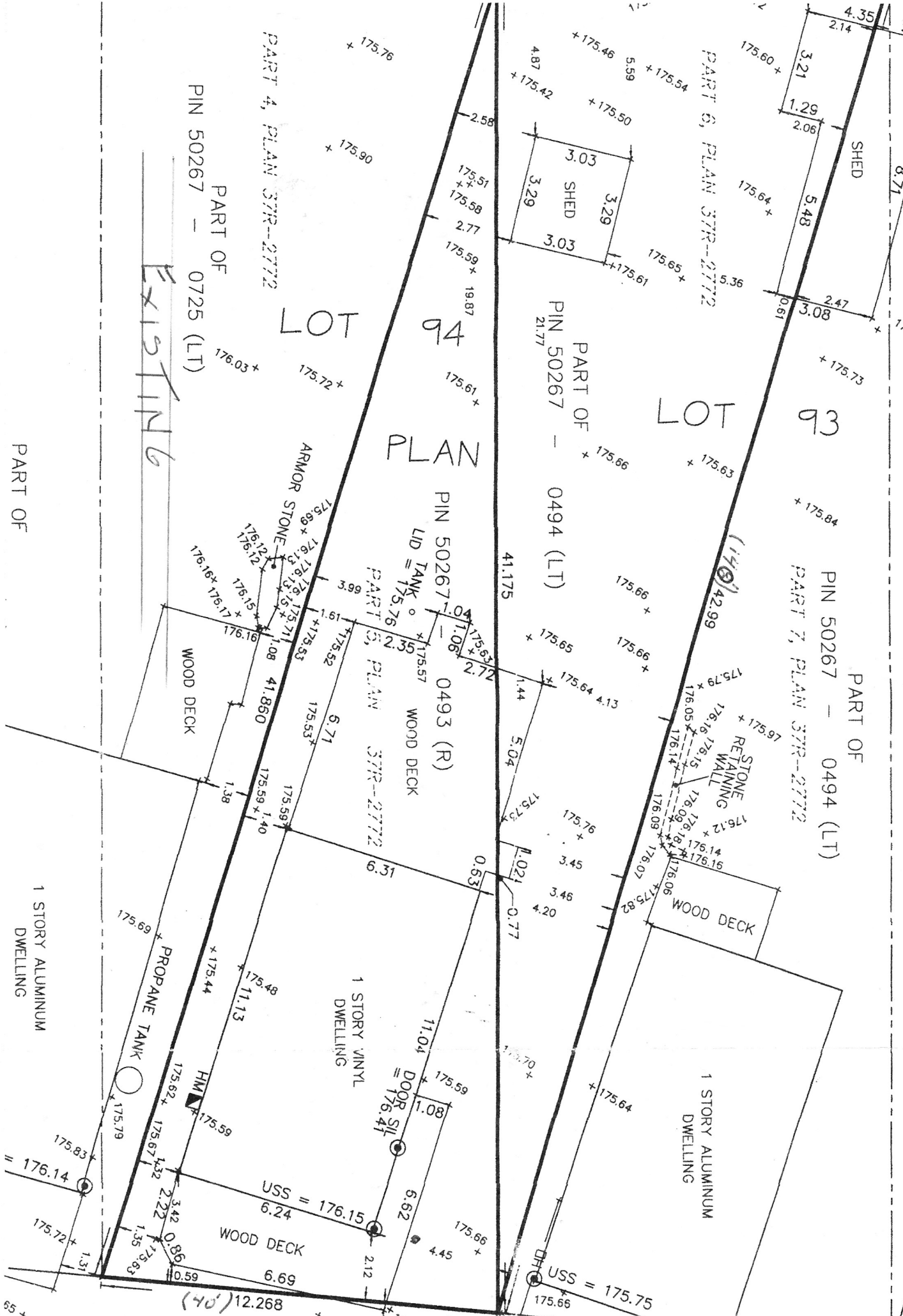
Date

Signature of Property Owner(s)

Note:

1. The Ontario Building Code states that "owner includes, in respect of the property on which the construction or demolition will take place, the registered owner, a lessee or mortgagee in possession"

Personal information contained in this form is collected under the authority of subsection 211(1) of the Building Code Act, 1997 and will be used in the administration and enforcement of the Building Code, 1997.



PART 4, PLAN 37R-2772
PART OF
PIN 50267 - 0725 (LT)

LOT 94
PLAN

PIN 50267 - 0494 (LT)

LOT 93

PART OF
PIN 50267 - 0494 (LT)
PART 7, PLAN 37R-2772

PART OF

1 STORY ALUMINUM DWELLING

PROANE TANK

1 STORY VINYL DWELLING

DOOR SILL

WOOD DECK

1 STORY ALUMINUM DWELLING

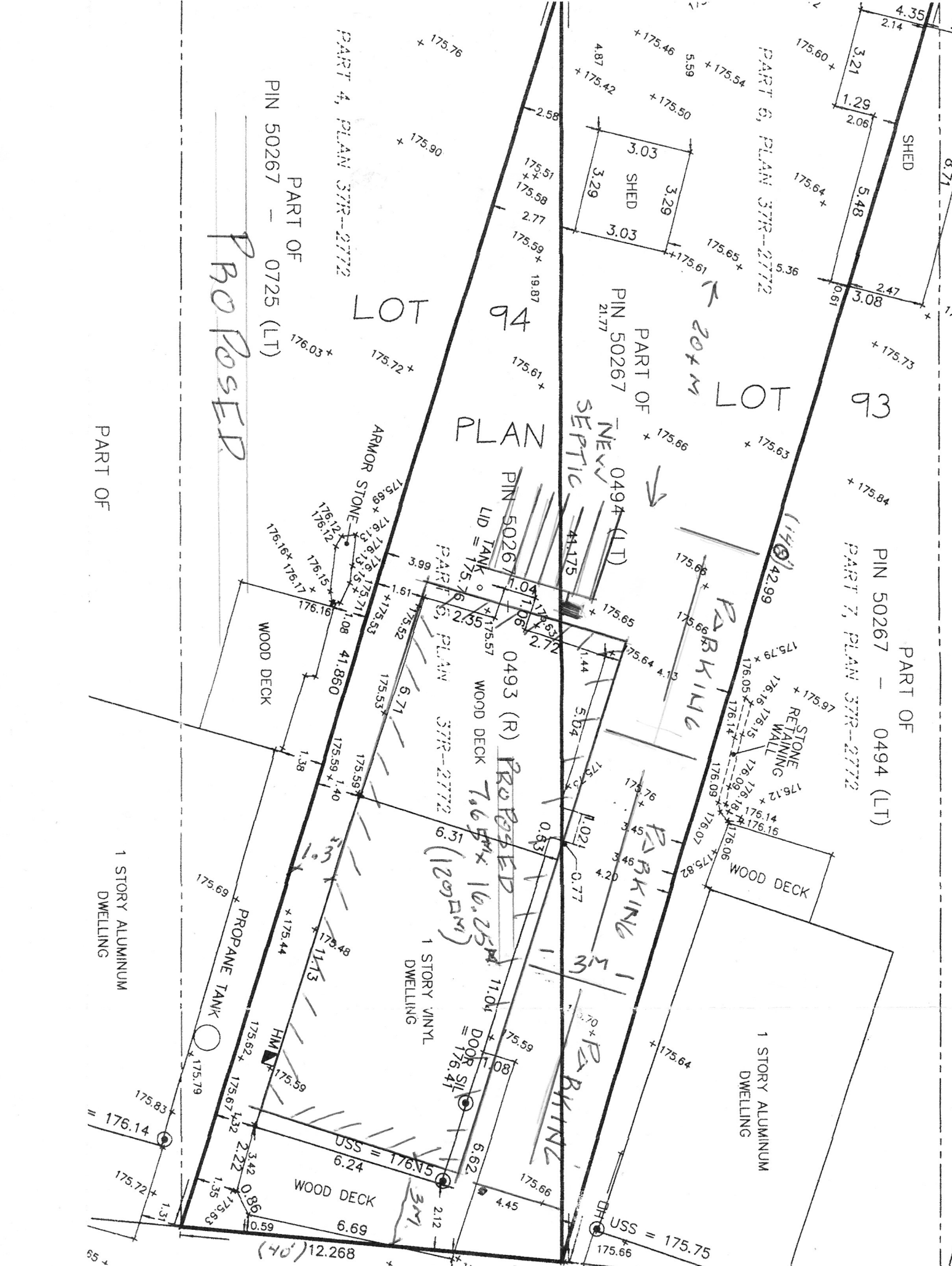
WOOD DECK

STONE RETAINING WALL

SHED

SHED

FIXING



PART 4, PLAN 37R-2772
 PART OF
 PIN 50267 - 0725 (LT)
 LOT 94

PART 6, PLAN 37R-2772
 PART OF
 PIN 50267 - 0494 (LT)
 LOT 93

Proposed

PLAN

NEW SEPTIC TANK
 PIN 50267 LID = 175.76
 41.75

PARKING

WOOD DECK 7.65m x 16.25m (20m)

PART OF

1 STORY ALUMINUM DWELLING

1 STORY VINYL DWELLING

1 STORY ALUMINUM DWELLING

PROPANE TANK

WOOD DECK

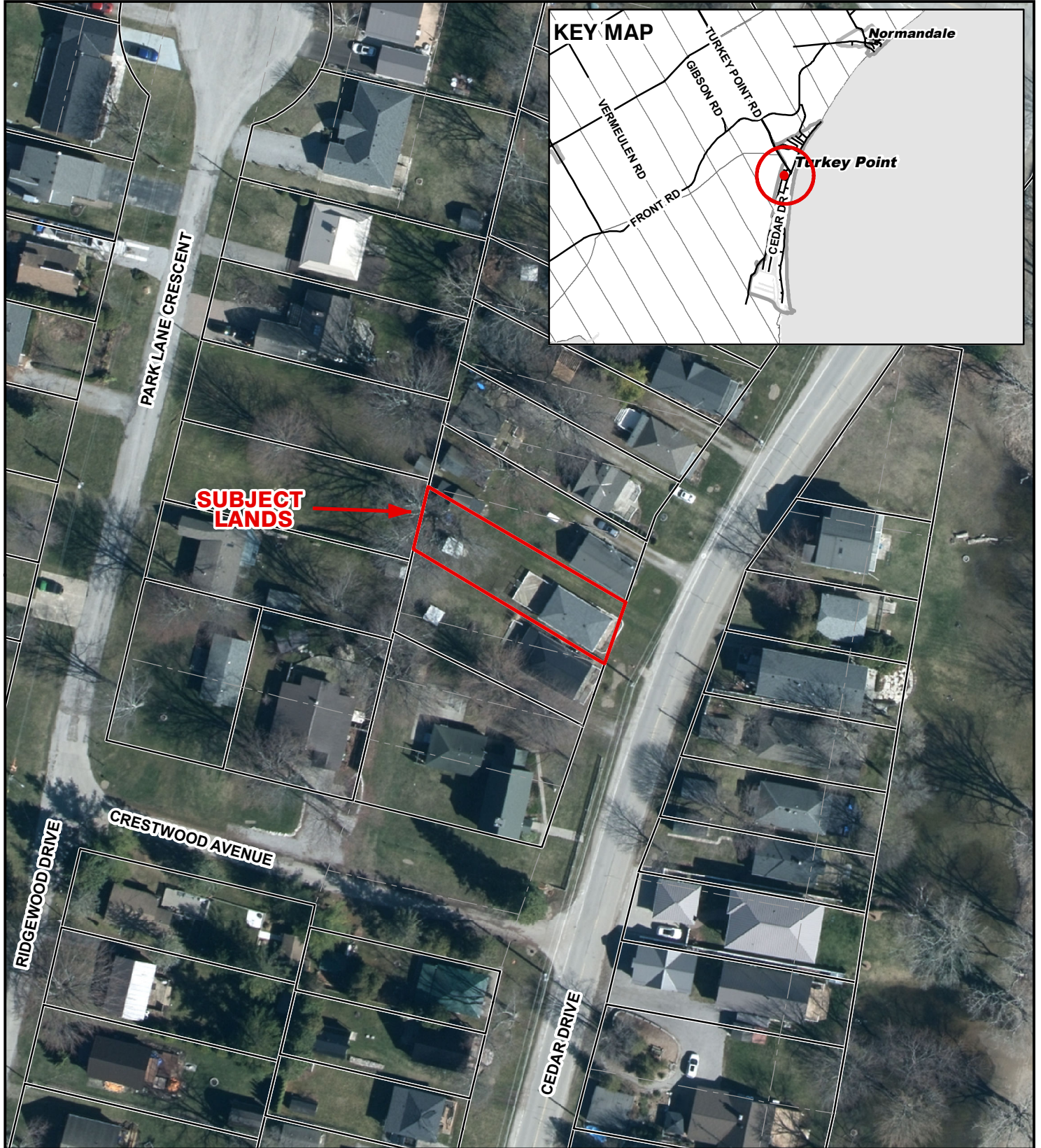
WOOD DECK

STONE RETAINING WALL


(40') 12.268

MAP A
CONTEXT MAP
Geographic Township of CHARLOTTEVILLE

ANPL2024390

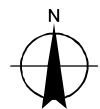


Legend

 Subject Lands

2020 Air Photo

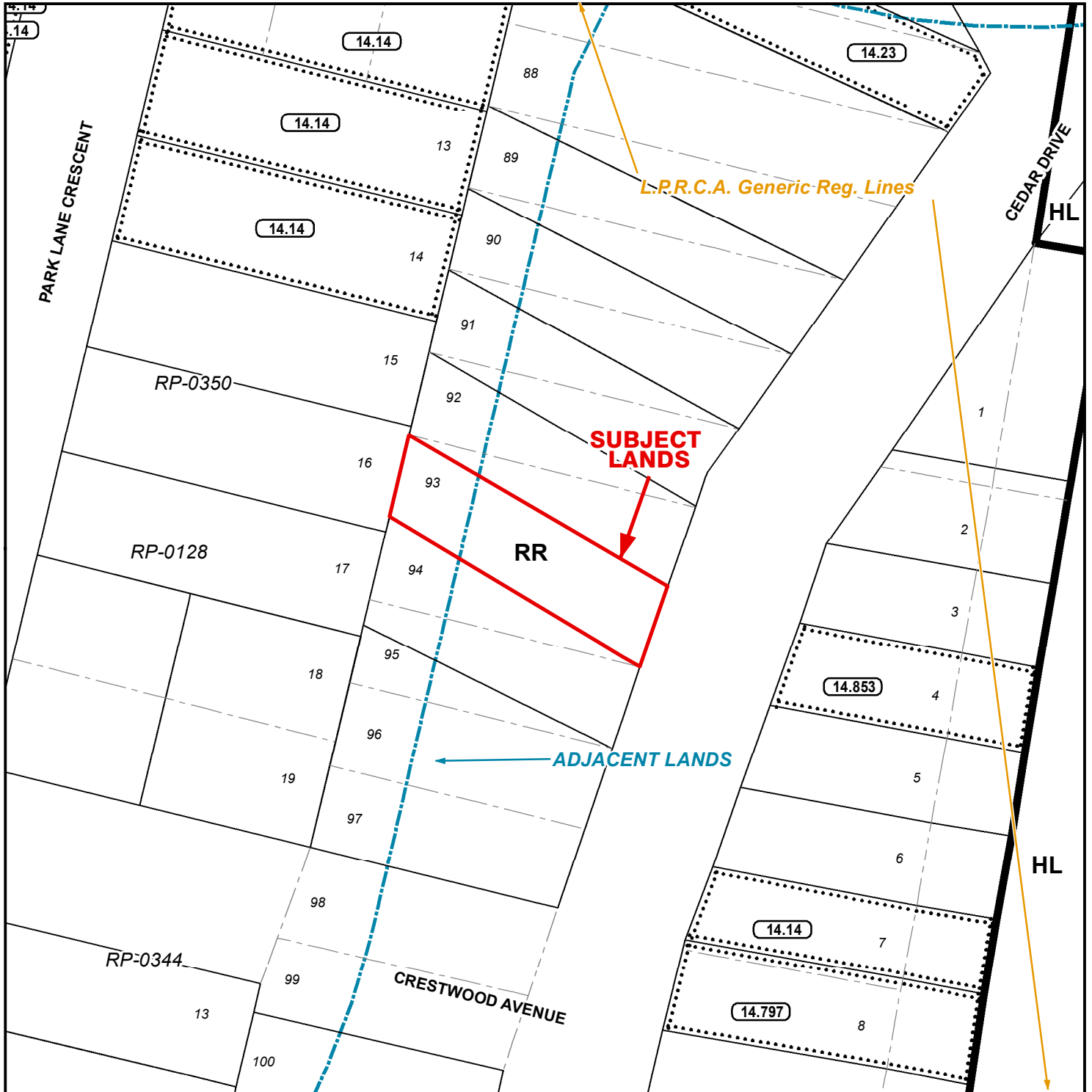
12/18/2024



7.53.75 0 7.5 15 22.5 30 Meters

MAP B
ZONING BY-LAW MAP
 Geographic Township of CHARLOTTEVILLE

ANPL2024390



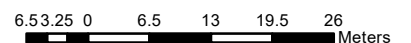
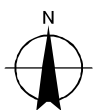
LEGEND

- Subject Lands
- Adjacent Lands
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

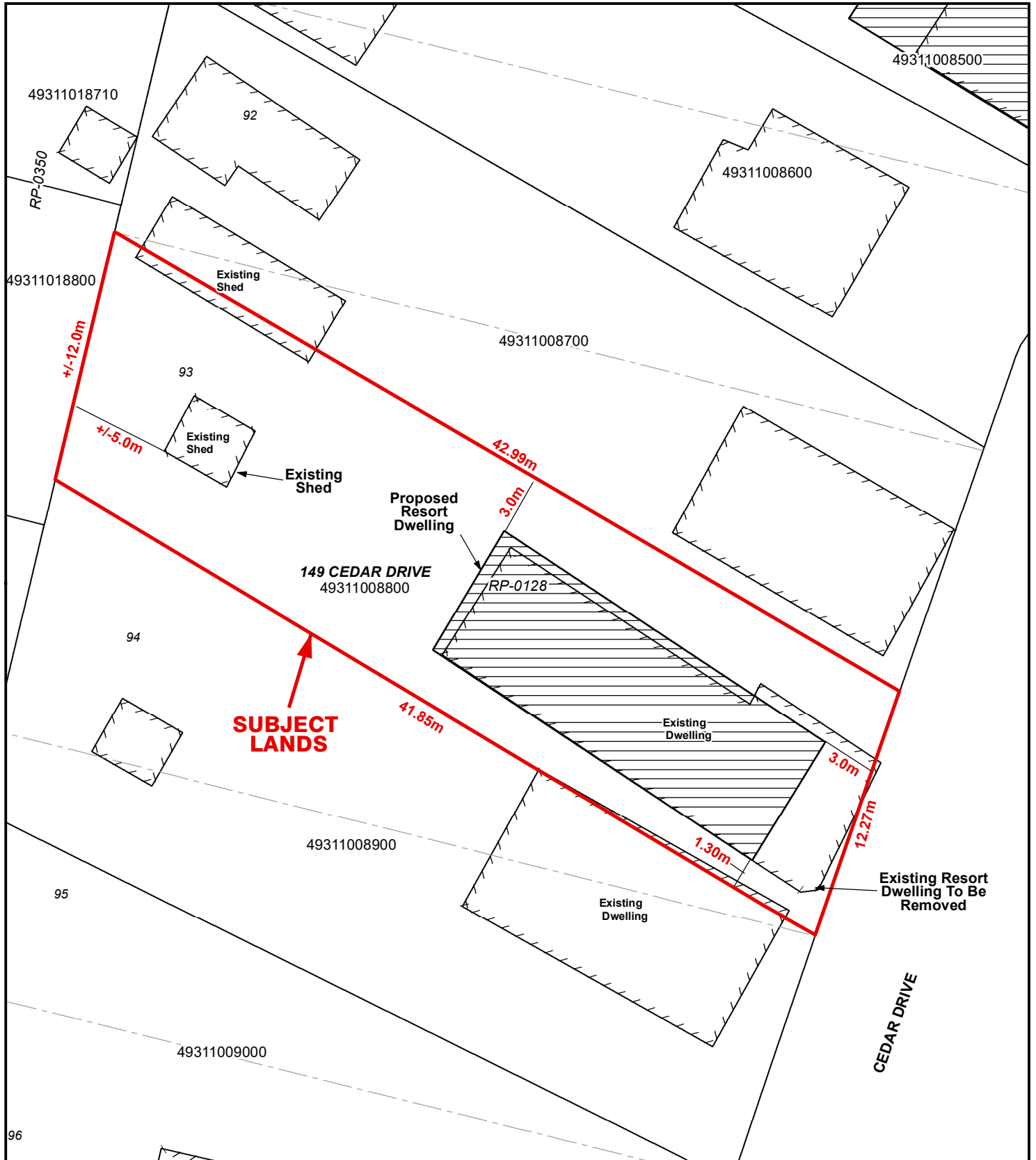
12/18/2024

- (H) - Holding
- HL - Hazard Land Zone
- RR - Resort Residential Zone




CONCEPTUAL PLAN

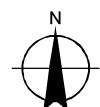
Geographic Township of CHARLOTTEVILLE



Legend

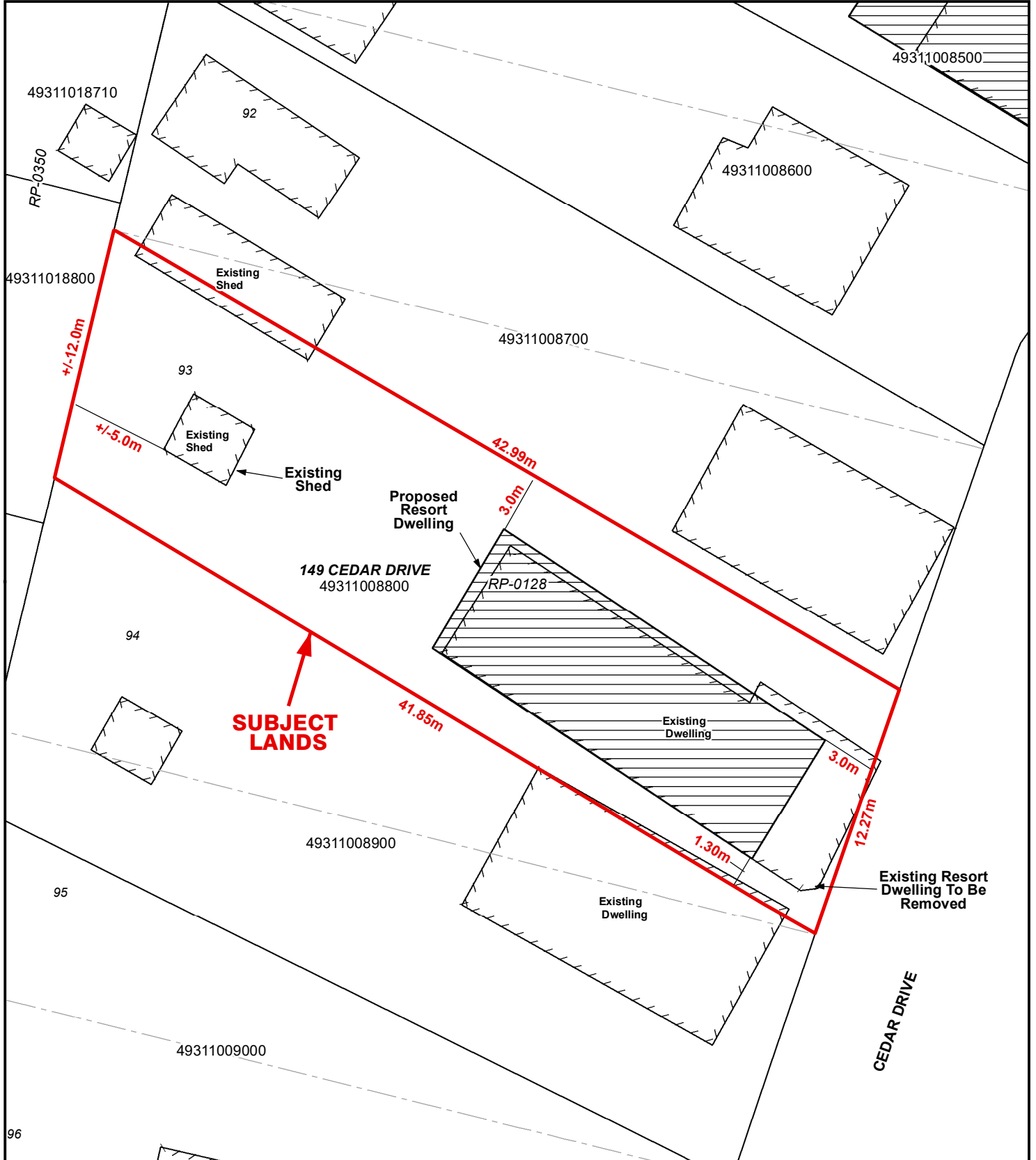
 Subject Lands

12/18/2024




CONCEPTUAL PLAN

Geographic Township of CHARLOTTEVILLE



Legend

 Subject Lands

12/18/2024

